

Local Planning Agency: Planning and Zoning Commission
Update on Items Recently Heard By This Board
6/1/05

1. **Small Scale Land Use Amendment** - from LDR (Low Density Residential) to Office and Rezone from A-1 (Agriculture District) to OP (Office Professional District) on approximately 1.85 acres, located on the northeast corner of Wayside Drive and Orange Boulevard (Ben Larson). District – 5 Carey (Tina Deater) **APPROVED**
2. **Rezone** - approximately .89 acres from R-1AA (Single Family Dwelling District) and RP (Residential Professional District) to OP (Office Professional District) for property located on the southeast corner of Faith Terrace and Maitland Avenue (Mike and Jim Hattaway) District – 4 Henley (Tina Deater) **APPROVED**
3. **Rezone** - from R-1 (Single-family Dwelling) to R-2 (One and Two-family Dwelling District) on approximately .21 acres, located on the west side of Jackson Street (Forrest Jackson). District – 4 Henley (Michael Rumer) **DENIED**
4. **Large Scale Land Use Amendment** - Hilltop Drive/Longwood-Lake Mary from Low Density Residential (LDR) to MDR Medium Density Residential on approximately 22.45 acres and Rezone from A-1 (Agriculture) to PUD (Planned Unit Development) on approximately 21.45 acres located on the west side of Longwood-Lake Mary Road, approximately 700 feet south of Acorn Drive (Allan Goldberg) District – 4 Henley (Tina Deater) **APPROVED**
5. **Large Scale Land Use Amendment** - Red Bug Road/Cooper Townhomes from Low Density Residential (LDR) to Medium Density Residential (MDR); and Rezone from A-1 to R-3A on 20.12 acres located on the north side of East Red Bug Road, ¼ mile west of SR 434 (Jim Cooper). District – 1 Dallari (Jeff Hopper) **APPROVED**
6. **NW 46 PUD, Large Scale Land Use Amendment** - from Commercial to Medium Density Residential (MDR); and rezoning from PCD (Planned Commercial Development) to PUD (Planned Unit Development) on 55 +/- acres located on the east side of North Oregon Street, ½ mile north of SR 46 (Kenneth Wright/Shutts & Bowen) District – 5 Carey (Jeff Hopper) **APPROVED**

7. Cameron Heights PUD Large Scale Land Use Amendment - from Suburban Estates (SE), Low Density Residential (LDR), Industrial, and Commercial to Planned Development (PD); and rezone from Agriculture (A-1), Industrial (M-1), Retail Commercial (C-1) and Retail Commercial (C-2) to Planned Unit Development (PUD); (Robert Zlatkiss) District – 5 Carey (Jeff Hopper) **APPROVED**

PLANNING AND DEVELOPMENT DEPARTMENT

Planning Division



Date: May 25, 2005
To: Land Planning Agency/Planning and Zoning Commission
From: Cathleen Consoli, AICP Senior Planner
RE: Evaluation and Appraisal Report (EAR), Identifying Community Issues

On January 19, 2005 the LPA/P&Z held the kick off scoping meeting for the Evaluation and Appraisal Report (EAR). The input from this meeting, an interagency meeting, staff and additional public comments formed the proposed issues for the EAR process.

The list of issues was presented to the Board of County Commissioners as a public hearing item, on May 24, 2005 for public comment and Board input. The BCC approved the issues list with minor modifications which staff will clarify at the meeting. This list is attached for your information.

A Letter of Understanding incorporating these issues will be brought back to the BCC for final approval in June then submitted to the Department of Community Affairs. These issues are the basis for assessment of the Seminole County Comprehensive Plan during the EAR process.

Attachment: EAR List of Issues

EAR ISSUES

The following list of key planning issues bear consideration for further study through the Evaluation and Appraisal Report (EAR) Process. These issues have been identified through a public community meeting with the Land Planning Agency/Planning and Zoning Commission (LPA/P&Z), an interagency meeting with representatives of the cities, regional and state agencies, and identified by staff working with the adopted Vision 2020 - Seminole County Comprehensive Plan (SCCP). Florida Statutes (F.S. 163.319(2)(e) requires in the EAR process, the "identification of major issues and, where pertinent, the potential social, economic, and environmental impacts of these issues"

1. Neighborhood Protection

Citizens raised concerns regarding the protection of single family residential areas. The primary concern dealt with preventing incompatible neighboring land uses.

- A. Neighborhood protection is an issue as it relates to objectives and policies pertaining to infill or redevelopment of vacant properties adjacent to cities. These vacant properties may be in either the designated Urban or Rural Areas. Of special interest is the compatibility of uses, especially for lands being annexed by cities where a land use proposed is different than the adopted County land use.
- B. Neighborhood infrastructure is an issue as it relates to rehabilitation and retrofitting to address drainage needs and roadway maintenance improvements that will help to ensure the long-lasting quality of housing in Seminole County. The County is looking to prepare a schedule to fund these improvements over time.

2. Intergovernmental Coordination

The goal in the Intergovernmental Coordination Element of the SCCP promotes the enhancement of intergovernmental coordination with cities in Seminole County, neighboring counties/cities and regional and state agencies.

- A. Continue to coordinate with the cities to revise or adopt new Joint Planning Agreements or Interlocal Agreements regarding vacant properties adjacent to the cities, defined transition areas (larger vacant areas adjacent to cities), compatibility of uses and enclaves (islands of unincorporated lands surrounded by city lands).
- B. Continue to coordinate water supply issues with the St. Johns River Water Management District (SJRWMD), the cities in Seminole County and other entities, adjacent counties/cities, and private providers.
- C. Coordinate and enhance the use of shared parks and recreational facilities among the cities, the School Board and the County.

3. Libraries

A group made up of the Mayors and County and City Managers in Seminole County meets regularly to discuss common issues. This group has evaluated the need for additional library space and the need for additional services, i.e., audiovisual services and computer rooms. Library Staff wish to address a means to measure level of service other than books per capita. Staff will evaluate the

need to change the level of service from books per capita to square footage of library space per capita.

4. Protection of designated High Intensity Planned Unit Developments (HIP)/Economic Development Target Areas for Targeted Industries

Address issues, review objectives and policies in the SCCP and provide direction on preserving valuable vacant lands for targeted industries for long term economic return to Seminole County. Valuable vacant lands that are developed into target industries, such as high tech industries, provide employment and long term economic stability for the County. To date, residential uses have been allowed to develop in the High Intensity Planned Unit Development/Economic Development Target Areas. Staff will evaluate the need for additional residential uses in these areas and look to whether the County should enhance existing policies (see, e.g. FLU Policy 5.6 - The Higher Intensity Planned Development land use designation is designed as a mixed use category which combines an aggressive strategy to attract specific "target industry," minimize urban sprawl, provide affordable housing opportunities, and alternative transportation strategies) to protect these valuable vacant lands for targeted industries.

5. Infill Development and Redevelopment

Measure the effectiveness of the County's infill development and redevelopment initiatives and SCCP policies. The County, due to the growth in the last twenty years, is reaching "build-out", meaning fewer vacant lands in the Urban Area. Redevelopment of existing uses and infill of vacant, skipped over lots becomes more prominent and special attention, such as insuring compatibility to existing uses or appropriate utilization of small lot sizes, is needed to accommodate this type of growth.

A. Address infill adjacent to existing residential uses (see Neighborhood Protection issue).

B. Redevelopment issues, i.e., US 17/92 in Fern Park area.

6. Make the Comprehensive Plan more Accessible and Understandable to facilitate the Strengthening of Citizen Voice

A. Identify and assess ways the SCCP has and can improve public participation and the challenges related to obtaining citizen input.

B. Demonstrate that through the SCI-NET process (a proposed County program to digitize County processes and documents for easier access and linkage of documents) the SCCP will be easier to understand and navigate.

C. Staff will evaluate ways to write policies that are more easily understood.

D. Staff will evaluate the SCCP to identify policies that need to be amended for consistency with State regulations.

E. Staff will review the SCCP to ensure that the content of the policies are appropriate as guiding principles or are more applicable to be addressed in Land Development Code regulations.

7. Affordable Housing

Determine the effect of development trends, i.e., large house sizes, and policies in the SCCP on the availability of housing options for moderate, low income and very low income families.

8. Drainage Needs

Evaluate the success of correcting drainage deficiencies identified in the completed Drainage Basin Plans and review the progress to meet Total Maximum Daily Load (TMDL) strategies (the amount of pollution reduction needed) for Lake Jesup, which has been identified as an impaired surface water body.

Required Special Topics by the Department of Community Affairs:

Schools

1. An assessment of the success or failure of coordinating future land uses and residential development with the capacity of existing and planned schools is needed. Staff will document coordination efforts with the Seminole County School Board Staff. This issue will address the concern of the School Board due to recent land use changes that result in increased residential densities with higher numbers of school age children than was anticipated from population projections provided through the development of the SCCP;
2. An assessment of success and failure of establishing appropriate population projections with the School Board. Planning Staff will review the method of communicating population projections with the School Board and, based on the issue stated in #1 above, attempt in the future to effectively provide the School Board Staff with the best information possible; and
3. An assessment of success or failure in assisting the School Board in planning and siting of new schools, especially due to the potential scarcity of vacant property adequate for new school sites.

Water Supply Plan

The Planning Division prepared a draft Water Supply Plan last year as required by State Statutes. Once the St. Johns River Water Management District completes the Regional Water Plan, Planning Staff will update the County's draft Water Supply Plan and will address the initial comments provided by the District during the first review of the document. Staff intends to complete the Water Supply Plan this year unless legislation is passed that changes the date of submission again.